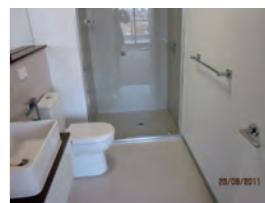


Completed By	Michael Furlong
Date Completed	31 Aug 2011
Landlord's Full Name	Malcolm Gray
Authority Date	27 Aug 2011
Management Fee (- GST)	7 %
Letting Fee (- GST)	2 weeks
Console Landlord Reference	GRAY1
Leasing	Unfurnished

Property Summary

Property Type	Residential
Property Style	Apartment
Property Age	Completed Aug 2011
Title	Strata
Property Levels	Single
Approx. Size (Int.)	50.2 m ²
Approx. Size (Ext.)	38.6 m ²



Block Summary

Block Name	YORK APARTMENTS	
Key Register Number		
Plan of Sub No.	PS 6312504K	Lot No. 52
Plan of Sub date		
No. of prop in block	74	Lifts 2
No. of apart. levels	6	Apartment Level Fifth
Zone	Business	
Aspect	South	

Property Particulars

Bedrooms	1	
Study	No	
Bath / Ensuite	1	None
Powder room	No	
Kitchen	Open Plan	
Lounge	No	
Living	Yes	
Dining	No	
Laundry	Yes	In Bath
Balcony	Yes	
Yard	No	
Car Spaces	1	Secure Car Space
Storage	Yes	Locker
Bike		
Other		

Communal facilities

Tennis Court	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Swimming Pool	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Gym	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Cafe	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Sauna	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Rooftop Garden	<input checked="" type="radio"/> Yes	<input type="radio"/> No

Property Files in Office

Management Authority	<input checked="" type="radio"/> Yes	<input type="radio"/> No	Proof of Purchase	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Owner's Instruction Form	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Plan of Subdivision	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Owner's Corp. Rules	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Rates Notice	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Landlord/Building Insurance	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Property Title	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Fixtures & Fittings schedule	<input checked="" type="radio"/> Yes	<input type="radio"/> No	Floorplan	<input checked="" type="radio"/> Yes	<input type="radio"/> No

Owner's Corp

Business Name	BCS Owners Corporation
Contact	Prince Luckman
Phone	
Mobile	0412-767-895
Email	info@bcs.com.au
Website	
Purchased from	Other agent

Financials

Purchase Price	\$460,000.00
Purchase date	18 May 2011
Current Value	\$460,000.00
Last valued date	
Current Rent (pcm)	\$1,738.00
Purchased from	Other agent

Bedrooms

Bedroom #1		Bedroom #2	N/A	
Condition	Excellent			
BIR	Yes	Laminate		
Floor Type	Carpet			
Win Furn.	Holland			
Lighting	Oyster			
Heating type	Yes	Panel		
Cooling type	No			
Where is it located?				
Off the kitchen / living				
TV Points		<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Phone Points		<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Foxtel		<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Bedroom #3		N/A	Bedroom #4	N/A
Condition				
BIR				
Floor Type				
Win Furn.				
Lighting				
Heating type				
Cooling type				
Where is it located?				
TV Points		<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Phone Points		<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Foxtel		<input type="radio"/> Yes	<input checked="" type="radio"/> No	

Kitchen

Kitchen		Rangehood	
Condition	Excellent		
BIR			
Floor Type			
Win Furn.			
Lighting			
Heating type			
Cooling type			
Where is it located?			
TV Points		<input type="radio"/> Yes	<input checked="" type="radio"/> No
Phone Points		<input type="radio"/> Yes	<input checked="" type="radio"/> No
Foxtel		<input type="radio"/> Yes	<input checked="" type="radio"/> No
Oven		Stove	
Type	Electric		
Location	Under Benchtop		
Colour	Stainless Steel		
Brand	Linea		
Make			
Model No.	L156.2SS		
Working?	Working		
Microwave		Dishwasher	
Supplied	No - Space Only		
Type			
Colour			
Brand			
Make			
Model No.			
Working?	Working		

Dining / Lounge / Living / Study

Dining Room	N/A	Lounge	N/A
Condition			
Floor			
Win Furn.			
Lighting			
Heating			
Cooling			
TV Points	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Phone Points	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Foxtel	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Living Room	Yes	Study	N/A
Condition	Excellent		
Floor	Carpet		
Win Furn.	Holland		
Lighting	Downlights		
Heating	Yes	Split System	
Cooling	Yes	Split System	
TV Points	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Phone Points	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Foxtel	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Where is it located?			
TV Points	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Phone Points	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Foxtel	<input type="radio"/> Yes	<input checked="" type="radio"/> No	

Bathroom

Bathroom #1	Yes	Bathroom #2	N/A
Condition	Excellent	Condition	
Type	Shower	Type	
Floor type	Tiles	Floor type	
Lighting	Oyster	Lighting	
IXL	No	IXL	
Fan	Yes	Fan	
Win Furn.	None	Win Furn.	
Vanity	Yes	Vanity	
Benchtop	Stone	Benchtop	

Ensuite	N/A	Powder Room	N/A
Condition		Condition	
Type		Type	
Floor type		Floor type	
Lighting		Lighting	
IXL / Fan		IXL / Fan	
Fan		Fan	
Win Furn.		Win Furn.	
Vanity		Vanity	
Benchtop		Benchtop	

Laundry

Laundry	Yes
Laundry type	In Bath
Condition	Excellent
Floor type	Tiles
Lighting	Oyster
Trough	No
Tap	Yes
Washer	No
Dryer	No
Washer Type	Front Load
Washer Brand	
Washer Colour	
Washer Make	
Washer Model	
Dryer Brand	
Dryer Colour	
Dryer Make	
Dryer Model	

Laundry instructions

Front Loader washer would suit best
Could not really wall mount a dryer

The laundry facilities are in the bathroom, and there is a water outlet for the hose from the washer - the area is very tight, and I would suggest that either a front loader and front load dryer, or if the tenant had a top loader, then there would not be any area for a dryer -

Can't mount a dryer on the wall

Access Information

Building Access 1

Access Type	FOB
Do we have the	FOB
Access Code	Not Applicable

Building Access 2

Access Type	
Do we have the	?
Access Code	

Building access instructions

Access to the building is through the front foyer - this is located next to the lane, on Brunswick Road.

There is a video intercom, which is run through the TV.

The small black fob is the swipe - to gain access into the second set of glass doors, once you enter the foyer where the letterboxes are located

Car Park

Type	Secure Car Space
Space Location (LOT)	52
Car park access type	Remote
Do we have the	Remote
Access Code	Not Applicable

Parking / Storage Cage access instructions

The car space is marked - 501.

It is located on the ground level at the rear

Access is through the second of the 2 roller doors into the car park - it would be easier to enter the building from the street behind the block - Barkly Street

The fob will only open the car park that allows access to the car park where their car space is located

Smoke Detectors

Number of.	1
Detector 1 Location	Outside Bedroom Door
Detector 1 Type	Hardwired
Detector 2 Location	
Detector 2 Type	
Detector 3 Location	
Detector 3 Type	

Intercom

Type	Phone Only
Where is it located?	

Behind the front door, near power box

Video Security

Instructions to operate	
This comes through the TV /this needs to be tuned to pick up the video intercom	

Access to Common Areas

Foyer / Lift access instructions

Access to the building is through the front foyer - this is located next to the lane, on Brunswick Road. There is a video intercom, which is run through the TV. The small black fob is the swipe - to gain access into the second set of glass doors, once you enter the foyer where the letter boxes are located

Mailbox access instructions

Mail Boxes are located in the front Foyer on Brunswick Road

Rubbish Bin access instructions

There is a rubbish chute for every floor. The rubbish chute is located directly outside the front door of the apartment, next to the lift door.

Extra Parking access instructions

Not Applicable

Permit Parking access instructions

Not Applicable

Swimming Pool access instructions

Not Applicable

Gym / Sauna access instructions

Not Applicable

Tennis Court access instructions

Not Applicable

Owner's Corp

Business Name BCS Owners Corporation

Contact person Prince Luckman

Phone

Mobile 0412-767-895

Email info@bcs.com.au

Website

Notes

Developer

Business Name ABC Properties

Contact person Rob Jones

Phone 03-9444-5890

Mobile 0413-556-660

Email maintenance@abc.com.au

Website www.abc.com.au

Notes

Rob Evans is the Sales Manager for Caydon's - speak to him for any issues that have not been resolved by Jarrod

Onsite Building Manager

Full Name Prince Luckman

Phone

Mobile 0445-555-698

Location

Email info@bcs.com.au

Notes

The building manager is not on site permanently, however is part of the Owners Corporation. There is a small office at the rear of the property (Barkly Street end) that is for the Building Manager

Builder

Business Name ABC Properties

Contact person Jarrod Jones

Phone 03-9444-5890

Mobile 0410-630-178

Email maintenance@abc.com.au

Website www.abc.com.au

Notes

Speak with Jarrod who is the site manager with regards to defects - there is a list of tradespeople in the settlement pack - review this first!

Shopping / Cafe / Groceries

The closest shops are located on Nicholson Street, which is only a short walk from the property.

Sydney Road & Lygon Street are a short drive from the site

Transport

Train

Bus

Bus is located on Nicholson Street - short walking distance from the property

Tram

Tram is located on Nicholson Street - short walking distance from the property

Essential Services

Water

Service Provider

Water meter number

Instructions for connection

Water meter location & access info

Water Meters are located inside the cupboard on the fifth floor foyer, just near the entrance to the communal garden

Water

Hot Water Unit

Brand

Make

Model

Unit location

Unsure where water unit is located - possibly a main tank for the whole building

Repair Access & Instructions

Phone

Building Phone Switch Location

The phone point is on the East wall at the end of the kitchen bench

Repair Access & Instructions

The "Comms" Cupboard is to the left of the electrical cupboard, on the fifth floor, just next to the apartment front door

Electricity

Electricity Company

TRU Energy

Electric meter number

Instruction for connection and location of Mains

There is electricity connected by the developer for the initial move in - this needs to be changed to the owner and then the tenant

Electricity meter / panel location & access info

Tru Energy Reference Number - 3282227883E. Electricity Meters are located inside the cupboard, just next to the left of the apartment door

Gas

Not Installed

Gas Company

Gas meter number

Instruction for connection and location of Mains

Gas meter location & access info

Cooling

Cooling Unit

Split System

Brand

Make

Model

Panel location / Condenser Location

Wall mounted on the "East" living room wall -

There is one remote control

Heating

Heating Unit

Split System

Brand

Make

Model

Panel location / Condenser Location

Wall mounted on the "East" living room wall -

There is one remote control

Repair Access & Instructions

TV / Foxtel

Building TV/Foxtel Switch Location

The TV points & Foxtel points are in the bedroom and on the colored feature wall, (West) in the living room

Repair Access & Instructions

The "Comms" Cupboard is to the left of the electrical cupboard, on the fifth floor, just next to the apartment front door

Advertising / Re-leasing Instructions

Owner Approved?

Yes No

Internet? Yes Amount \$165.00

For Lease Board? No Amount

Corflutes? No Amount

Does the O/C have to approve boards? Yes No

Board Location & Special Instructions

There would be no where for a board to be erected -

Strategies to maximise rental for this property?

1. Really promote the view & the balcony - conduct most of the open out on the balcony

2. Leave the front door open (with a door stopper), then open the sliding doors onto the balcony

3.

4.

5.

6.

Open for Inspection Instructions and Strategies

1. Need to have 1 person downstairs and another upstairs. Must have door stoppers, because the front door will not stay open on its own - all lights must be turned on
2. A-Frame on the corner of Brunswick Road & Nicholson Street. Also need to have an A-Frame at the front of the property - stand inside the foyer
3. The building is too high for Corflutes or a board - you could put a corflute in the bedroom window, but the only person that would see it is from the building next door
4. Need Corflutes in the foyer directing people to the lift, then again from the lift to the apartment on the fifth floor - need 3 corflutes in total
5. Very important to inform tenants that there is a communal courtyard / garden on both the Brunswick Road, and Barkly Street end of the building

Characteristics of tenants most suitable for the property

1. Ideally a professional single or couple
2. The apartment has a stunning view - therefore we are targeting people that want quality, rather than cheap
- 3.
- 4.
- 5.

Special Covenants for Leasing

Pets need to be applied for through the owners corporation - there is a special form that needs to be submitted

There is a Fire Evacuation Plan - this should be provided to the tenants when signing a lease

Move in details

Tenants need to be informed of special instructions prior to moving in or out?

Yes No

Move in requirements

There is a full Move in / Move out Guideline & Checklist that the tenants needs to be given when signing a lease. The tenants must complete the and provide this to the owners corp for approval.

Move in and move outs must be scheduled with the building manager - Prince Luckman -

Regular Move in & Move out times are Monday to Friday 10.00am to 4.00pm

Padding must be used in the elevator for move in and move out

The floors are to be covered with carpet runners or matting in the foyer Any damage caused by the tenants throughout the move in & move out, and their contractors will be charged to the tenants

Move out requirements

There is a full Move in / Move out Guideline that the tenants needs need to be given

PROPERTY STRENGTHS

1. The fact that the property is on the fifth floor with stunning panoramic city views is the highlight of the apartment
2. The balcony is close to 40 sq mt - almost as big as the apartment - enough room for a BBQ & outdoor setting
3. Good sized kitchen bench - this would be where all meals would have to be eaten - not enough room for a dining room no gas cooking!
- 4.
- 5.

PROPERTY WEAKNESSES

1. Laundry facilities are in the bathroom and in open view - there is no trough, and there is only a water outlet - very untidy!
2. Car space is right at the back of the building - the Barkly Street end of the block, but the apartment is at the other end - not good for shopping!
3. Very little pantry or cupboard space - the kitchen does not have a lot of room for any food
4. The front door is directly outside the lift (lots of passing traffic), and the rubbish chute is opposite the front door - could smell in the summer months!
5. The apartment is directly located next to the communal rooftop garden

KEY LOG

Access Type	Key Type	In Office?	Console Key Register Number
Security Door	N/A		
Front Door	Key - Standard Cutting allowed	In Office	
Back Door	N/A		
Balcony	No key required		
Balcony Security	No key required	In Office	
Windows	No key required		
Letterbox	Key - Security No cutting	In Office	
Garage / Carpark	FOB		
Storage Area	Key - Standard Cutting allowed		
Rubbish Aream / Room			
Gate / Courtyard	No key required		
Foyer	FOB	In Office	

Special Key Cutting Instructions

The main front door key was provided by Wynn's Locksmiths - 03-9495-1122 - #2804 (05.01)

Photocopy of Key Register Form



Property photos



Original Artist Impression of the front of the building - Brunswick Rd end



Mains power box and intercom is located just behind the front door



Large South facing balcony - almost 40 sq mt of balcony



Car space is marked as #501 - at the Barkly Street end - enter off Barkly Street



Access to car park is best off Barkly Street, and in the first roller door



Special Clearance of 2100mm



Front Foyer - access is with a fob - video intercom - also a security camera is here



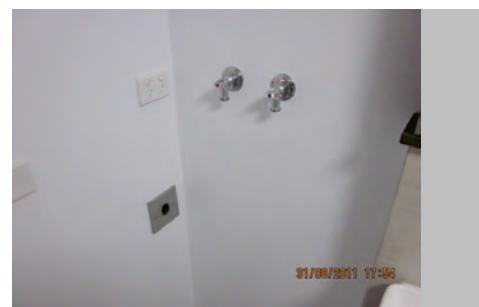
Storage Locker is located on ground floor car park, right hand side - through foyer



Stiebel Eltron - Wall mounted convector heater - in bedroom - south wall



Fifth floor foyer - to the left of the front door - comms, water, electrical, fire



Laundry facilities - just inside the bathroom - water outlet & taps only



Linea appliances - ceramic hob - electric oven and pull out rangehood